

# \$1,275,000 - 226 West Grove Point Sw, Calgary

MLS® #A2194765

**\$1,275,000**

5 Bedroom, 4.00 Bathroom, 2,346 sqft  
Residential on 0.09 Acres

West Springs, Calgary, Alberta

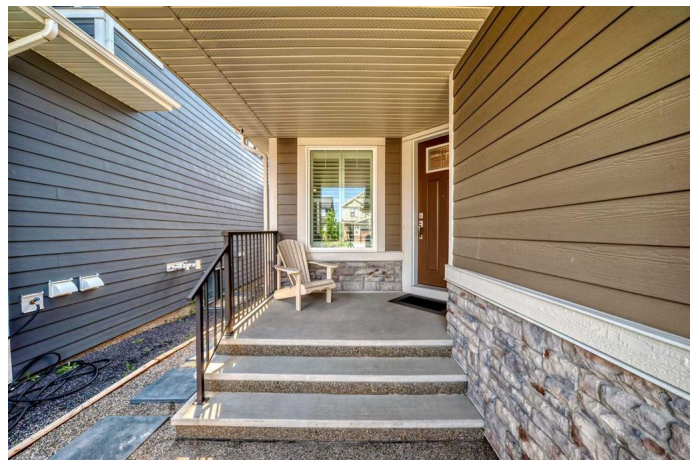
Welcome to 226 West Grove Point SW—a modern estate home where elegance meets comfort. Built in 2017 in the heart of West Springs, this impressive 5-bedroom, 3.5-bath residence spans 3,242 sq. ft. of meticulously upgraded living space.

Step inside to discover open, high-ceiling living and formal dining areas designed for both grand entertaining and everyday comfort. The bright, inviting main floor centers around a cozy gas fireplace in the family room, setting the perfect scene for gatherings. Culinary enthusiasts will appreciate the chef's kitchen, complete with an oversized quartz island, high-end gas range, large built-in fridge, and upgraded cabinetry—ideal for meal prep and even a casual breakfast nook.

Retreat upstairs to the luxurious master suite, featuring a spa-inspired ensuite with an oversized shower and a walk-in closet with custom organizers. Three additional spacious bedrooms, each boasting large walk-in closets, provide ample room for family and guests.

The walk-up finished basement is thoughtfully designed to suit your lifestyle, offering a cozy entertainment area perfect for movie nights, an extra bathroom, and a guest bedroom.

Outside, the south-facing backyard shines with natural light. A deck and patio create an ideal setting for summer barbecues, alfresco dining,



or simply relaxing with family.

Located just minutes from top-rated schools such as St. Joan of Arc, Downtown, and the University of Calgary, as well as vibrant dining, parks, and walking trails, this home isn't just a place to live—it's a lifestyle.

Begin your next chapter at 226 West Grove Point SW. Book your showing today!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194765    |
| Price          | \$1,275,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,346       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 226 West Grove Point Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H1Y7                  |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Parking Spaces | 2                |

Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water  
Appliances Dishwasher, Dryer, Garburator, Gas Range, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating High Efficiency, Natural Gas  
Cooling Other  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features BBQ gas line, Private Yard  
Lot Description Rectangular Lot  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 14th, 2025  
Days on Market 48  
Zoning R-G  
HOA Fees 200  
HOA Fees Freq. ANN

### Listing Details

Listing Office URBAN-REALTY.ca

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